



**Shadwell House Main Street, Shadwell Leeds LS17 8HL**

**welcome to**

**Shadwell House Main Street, Shadwell Leeds**

An impressive detached family home in the highly desirable Shadwell in a semi rural setting, offering four/five good-sized bedrooms, en-suites and modern bathroom, stunning kitchen/diner, multiple reception rooms including a home office, large driveway, detached garage, and a private rear garden.



### **Entrance Hall**

The property is entered via the front into a spacious and welcoming hallway, with doors leading to the downstairs WC and stairs ascending to the first floor.

### **Lounge**

This light-filled room boasts feature coving and an attractive ceiling rose, complemented by a large bay window to the front that enhances the sense of space and natural light. Additionally there is a gas wall mounted fire for added comfort.

### **Family Room**

A second reception room that lends itself to multiple uses, depending on the buyer's needs.

### **Office/Bedroom**

The office is accessed off the hallway and would be perfect for someone working from home and benefiting from having a Cat5 installed. Alternatively it could also be used as a fifth bedroom depending on the buyers needs.

### **Downstairs Wc**

Always useful to have in a busy family home with a wc and hand basin.

### **Utility Room**

Conveniently located off the kitchen with plumbing for a washing machine, dryer and housing a 250 litre expansion tank.

### **Kitchen/Diner**

A superb space that truly forms the heart of the family home. The well-appointed kitchen is fitted with an excellent range of wall and base units with Quartz work surfaces incorporating a sink and drainer, along with a selection of integrated appliances including a fridge freezer, dishwasher, oven and wine fridge. A central island provides additional storage and preparation space, while the dining area comfortably accommodates a table and chairs. Fully glazed double doors open out onto the garden, creating an ideal space for both everyday living and entertaining.

### **Bedroom One**

A double bedroom with access to en suite facilities, a window to the front and a fitted carpet.

### **En Suite**

Fitted with a three piece suite comprising a shower cubicle, wc and hand basin.

### **Bedroom Two**

A double bedroom with access to en suite facilities, a window to the front and a fitted carpet.

### **En Suite**

Fitted with a three piece suite comprising a shower cubicle, wc and hand basin.

### **Bedroom Three**

A double bedroom with space for free standing furniture, a window to the rear and a fitted carpet.

### **Bedroom Four**

A good size bedroom with space for free standing furniture, a window to the rear and a fitted carpet.

### **Bathroom**

A modern bathroom fitted with a four piece suite comprising a Jacuzzi style bath, wash hand basin, bidet and wc.

### **Outside**

To the front and side of the property is a spacious graveled in/out driveway, providing off-street parking for several vehicles—ideal for family life and visiting guests. To the rear, a paved seating area opens directly from the dining room, offering a great space for outdoor dining and entertaining, with a lawned garden beyond that is perfect for children to play.

### **Garage**

A single detached garage, perfect for storage or secure parking with an electric up and over door, light and power, a window and side access door.

### **Disclaimer**

Please note that some images have been digitally dressed for marketing purposes.



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## Shadwell House Main Street, Shadwell Leeds

- IMPRESSIVE DETACHED HOUSE
- DESIRABLE LOCATION
- FOUR/FIVE GOOD SIZE BEDROOMS
- EN SUITE FACILITIES & MODERN BATHROOM
- STUNNING KITCHEN/DINER

Tenure: Freehold EPC Rating: C

Council Tax Band: E

# £800,000



Please note the marker reflects the  
postcode not the actual property

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